

**FIRST AMENDMENT**

**BILL NO. 2005-69**

**ORDINANCE NO. 5811**

AN ORDINANCE TO ESTABLISH THE "TRADITIONAL DEVELOPMENT" ZONING DISTRICT, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: M. Margo Wheeler, Director of  
Planning and Development

Summary: Establishes the "Traditional  
Development" Zoning District.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN

AS FOLLOWS:

SECTION 1: Title 19, Chapter 2, Section 10, Subsection (B), of the Municipal Code  
of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

(B) Establishment of Zones. The zones, or districts, are established as follows and shall be known  
and cited as:

**(Table displayed on next page)**

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ABBREVIATED DESIGNATION	ZONING DISTRICT NAME
U	Undeveloped (GPA Designation)
R-A	Ranch Acres
R-E	Residence Estates
R-D	Single Family Residential-Restricted
R-1	Single Family Residential
R-CL	Single Family Compact-Lot
R-2	Medium-Low Density Residential
R-3	Medium Density Residential
R-4	High Density Residential
R-5	Apartment
R-MH	Mobile/Manufactured Home
R-MHP	Residential Mobile/Manufactured Home Park
P-R	Professional Office and Parking
N-S	Neighborhood Service
O	Office
C-D	Designed Commercial
C-1	Limited Commercial
C-2	General Commercial
C-PB	Planned Business Park
C-M	Commercial/Industrial
M	Industrial
C-V	Civic
P-C	Planned Community
<u>T-D</u>	<u>Traditional Development</u>
R-PD	Residential Planned Development
PD	Planned Development
D-O	Downtown Overlay District
G-O	Gaming Overlay <u>District</u>
A-O	Airport Overlay <u>District</u>
H	Historic Designation
	<u>Downtown Casino Overlay District</u>
<u>T-C</u>	<u>Town Center District</u>
<u>DEOD</u>	<u>Downtown Entertainment Overlay District</u>
	<u>Live/Work Overlay District</u>
	<u>Las Vegas Boulevard Scenic Byway Overlay District</u>

SECTION 2: Title 19, Chapter 2, Section 40, Subsection (D), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

4. Special Purpose Districts.

(1) C-V Civic District. The C-V District is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. In addition, the C-V District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V District is consistent with the Public Facilities category of the [Northwest] General Plan, [Amendment.]

(2) P-C Planned Community District. The purpose of the P-C District is to permit and encourage the development of comprehensively planned communities, with a minimum of three thousand contiguous acres of land under one ownership or control, which can flourish as unique communities as a result of the comprehensive planning required for this large scale development.

(3) R-PD Residential Planned Development. The purpose of the R-PD District is to allow maximum flexibility to permit imaginative and innovative residential design and to utilize land for the development of residential communities which are planned and developed with appropriate amenities to establish a clear sense of community. It is intended to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space, separation of pedestrian and vehicular traffic and a homogeneity of use patterns. Portions of an R-PD development may have a higher or lower density than permitted by the General Plan if the overall density for the entire development is in compliance with the General Plan. The maximum density permitted in an R-PD will be a function of the location and land use designation of a particular R-PD District and a determination of compatibility with surrounding development.

4) T-D Traditional Development District. The purpose of the T-D District is to provide for the development of comprehensively-planned mixed-use communities, with a minimum of eighty contiguous acres of land under one ownership or control, which can provide a balanced mix of residential, commercial and civic uses. For purposes of the preceding sentence, acreage is

1 “contiguous” if it shares a common boundary with other commonly-owned property, or is acreage that  
2 is separated from other commonly-owned property only by a public right-of-way whose dedication  
3 or acquisition caused the separation. Developments planned under the T-D zoning regulations will  
4 feature pedestrian-oriented neighborhoods, an interconnected hierarchy of streets, and demonstrate  
5 an appropriate relationship between street type, building type, and use. Communities within the T-D  
6 District are intended to feature civic amenities, and retain and incorporate existing natural features  
7 where feasible as organizational and recreational elements of the community.

8 [(4)] (5) PD Planned Development District. The PD District is intended to be a flexible district  
9 which may be applied to individual properties, larger planning areas or areas with multiple properties  
10 for redevelopment, economic development and cultural enrichment. The PD District may be used for  
11 office, retail, entertainment or commercial uses or for mixed-use developments where commercial and  
12 residential uses are combined. The PD District is further intended to buffer small infill tracts and  
13 adjacent uses, encourage the conservation of open space, promote creative siting arrangements,  
14 preserve prominent natural features, provide for the efficient development of large tracts for multiple  
15 uses, and provide for development which enhances neighborhood areas. The minimum size of tract  
16 eligible for PD designation is five acres.

17 [(5)] (6) D-O Downtown Overlay District. The D-O District is intended to regulate  
18 development in the City’s downtown core and to encourage compatible development therein. The D-O  
19 District is intended to establish special standards for development that will be applicable to any  
20 property and zoning category in the downtown core.

21 [(6)] (7) G-O Gaming Overlay District. The G-O District is intended to reflect the  
22 implementation of LVMC 6.40.160.

23 [(7)] (8) A-O Airport Overlay District. The A-O District is intended to regulate development  
24 in proximity to the airport to prevent the encroachment of incompatible structures surrounding the  
25 airport.

26 [(8)] (9) H Historic Designation. Historic designation is intended to safeguard the heritage of  
27 the City by preserving buildings, structures, places, sites and districts which reflect elements of the  
28 City’s cultural, social, economic, political or architectural history. Designation is further intended to

1 stabilize neighborhoods and improve property values, to foster civic beauty, to strengthen the local  
2 economy by promoting tourist interest, and to promote the preservation of historic and architectural  
3 resources of the City.

4 SECTION 3: Title 19, Chapter 6, of the Municipal Code of the City of Las Vegas,  
5 Nevada, 1983 Edition, is hereby amended to add a new section, designated as Section 160, reading  
6 as follows:

7 19.06.160 T-D TRADITIONAL DEVELOPMENT DISTRICT

8 (A) Intent and Objectives

9 (1) Purpose. The Traditional Development (T-D) District is established to permit and  
10 encourage the development of comprehensively planned mixed-use communities, with a minimum  
11 of eighty contiguous acres of land under one ownership or control, which can generally exist as a  
12 self-contained community. The rezoning of the property to the T-D District is appropriate only if the  
13 Development Standards and Design Guidelines document that is proposed for such property will  
14 accomplish the objectives set forth in Paragraph (2) below.

15 (2) Minimum Qualifications. In order for property to qualify for T-D District zoning, the  
16 master developer must demonstrate the potential for achievement of the following specific objectives  
17 throughout the planning, design and development stages:

18 (a) Providing for an orderly arrangement of land uses with respect to each other,  
19 to the entire area within the proposed district, and to all adjacent land;

20 (b) Providing for a balanced mix of housing types, commercial uses and civic  
21 amenities to provide a self-contained community for families of a wide variety of ages, compositions,  
22 and levels of income;

23 (c) Providing for a hierarchical transportation system of interconnected streets, with  
24 facilities for transit, pedestrians, bicycles, recreational paths and vehicles;

25 (d) Providing for the means by which the needs of daily living can be met within  
26 proximity of dwellings;

27 (e) Providing a strong relationship between buildings and street type, with  
28 emphasis on the pedestrian nature of the community, and de-emphasizing gated private streets and

1 cul-de-sacs;

2 (f) Locating development to take maximum advantage of the natural environment;

3 (g) Providing for adequate, well-located and well-designed open space and  
4 community facilities;

5 (h) Providing for a variety of architecture, landscape architecture and overall image  
6 that considers local climate and topography;

7 (i) Providing for a center focus that combines commercial, civic, residential,  
8 cultural and recreational uses;

9 (j) Providing for the preservation of natural terrain drainageways (arroyos and  
10 desert washes), and of area vegetation, emphasizing these features within developed parks and natural  
11 open space; and

12 (k) Providing for the wise use of water and energy. Water should be conserved  
13 through participation in appropriate local water conservation programs. Energy should be conserved  
14 through the efficient and responsible design of environmentally-friendly homes and other buildings,  
15 and participation in appropriate local or national energy conservation programs.

16 (B) Permitted Land Uses and Development Standards

17 Development in the T-D District shall include residential uses, commercial uses, and civic uses.  
18 Within a proposed Development Standards and Design Guidelines document to be submitted in  
19 accordance with this Section, the developer shall include a listing of the uses proposed and the  
20 arrangement for each land use within the T-D District. The listing and arrangement of the approved  
21 land uses shall be shown in the Development Standards and Design Guidelines document that is  
22 adopted as part of the T-D District approval.

23 (C) Density

24 The approved Development Standards and Design Guidelines document shall establish the maximum  
25 number of dwelling units per gross acre for each residential and mixed-use category, as well as the  
26 overall number of residential units for the entire T-D District.

27 (D) Minimum Site Area for Rezoning

28 The minimum site area that is eligible for rezoning to the T-D District is eighty acres, which is the

1 minimum area deemed necessary to accommodate a balanced mix of housing, commercial, and civic  
2 uses. Any additional tract which contains less than the minimum site area and which is contiguous  
3 to property previously zoned T-D may also be zoned T-D by the City Council if it otherwise qualifies  
4 for the T-D zoning designation and, at the time of such rezoning, is owned by or is under the control  
5 of the same property owner (including its successors and assigns) that applied for and obtained T-D  
6 zoning on the original property so zoned. The rezoning of any such additional property shall be made  
7 subject to the approved Development Standards and Design Guidelines applicable to that property.

8 (E) Special Application Requirements

9 Plans and documentation which must accompany a rezoning application are as follows:

10 (1) Proposed Development Standards and Design Guidelines that set forth:

11 (a) A conceptual development plan for the property, including general land use  
12 designations, transportation plans, and plans for open space and civic facilities;

13 (b) Densities;

14 (c) Building height, bulk and setback requirements;

15 (d) Requirements for signage, landscaping, parking and open space;

16 (e) Grading, terracing and retaining wall requirements;

17 (f) A general phasing plan to indicate the intended timing of development; and

18 (g) Procedures for Development Plan review and for modifying and deviating from  
19 the Development Standards and Design Guidelines;

20 (2) Storm drainage and grading information, which shall consist of a preliminary drainage  
21 study completed by a registered professional engineer on a map with a minimum contour interval of  
22 five feet;

23 (3) Conceptual utility layout that includes tentative sewer and water main corridors; and

24 (4) If required by the Director, a draft development agreement as contemplated by NRS  
25 278.0201 to NRS 278.0207, the substance of which has been deemed acceptable by the Director.

26 (F) Review, Recommendation and Approval

27 (1) Development Standards and Design Guidelines. The initial zoning approval of a T-D  
28 District shall consist of a review and recommendation by the Planning Commission and approval by

1 the City Council, in accordance with the provisions of Section 19.18.040. The approval of a T-D  
2 District by the City Council shall be accomplished directly by ordinance and shall include the approval  
3 and adoption of a Development Standards and Design Guidelines document. An approved  
4 Development Standards and Design Guidelines document shall be a matter of record and shall be  
5 made available in the Department.

6 (2) Adherence to Development Standards and Design Guidelines. The developer may  
7 develop property in the T-D District in accordance with, but only in accordance with, the approved  
8 Development Standards and Design Guidelines and any approved modifications thereof or deviations  
9 therefrom. No modification or deviation shall be effective unless it is approved in accordance with  
10 this Section and the procedures set forth in the Development Standards and Design Guidelines. The  
11 Director may request modification of a program in accordance with the modification procedures set  
12 forth in the program.

13 (3) Modification/Deviation Procedures. The Development Standards and Design  
14 Guidelines shall contain procedures to provide for modification of and deviation from the program  
15 pursuant to review by the Director, the Planning Commission or the City Council, or any combination  
16 thereof, and such procedures shall be exclusive of any other procedure, other than the procedures for  
17 notification of public hearings, that is provided in this Title for the approval of any Rezoning,  
18 Variance or Special Use Permit. With respect to any modification or deviation that requires approval  
19 by the Planning Commission or City Council, or both, the modification or deviation may be approved  
20 only upon a finding by the Planning Commission or City Council, as the case may be, that:

21 (a) The requested modification or deviation, if approved, will not substantially  
22 affect the rights of property owners or residents within the T-D District to maintain and enforce any  
23 covenants, conditions and restrictions that have been approved by the City, or any other rights they  
24 might have in the Development Standards and Design Guidelines; and

25 (b) The requested modification or deviation, if approved, will be consistent with  
26 the planning objectives and goals of the approved Development Standards and Design Guidelines.

27 (4) Department Conformance Review. Each Development Plan that is submitted in  
28 connection with the implementation of the Development Standards and Design Guidelines shall be



1 reviewed for conformance therewith by the Director. The Director may require modifications that  
2 bring the Development Plan or site plan into conformance with applicable standards of health, safety  
3 and welfare, and may recommend design adjustments to better fulfill the intent of the Development  
4 Standards and Design Guidelines approval and the purposes of the T-D District.

5 (5) Appeal of Director's Decision. An applicant who is aggrieved by the decision of the  
6 Director with respect to a proposed Development Plan or site plan may request a review of such  
7 decision by the Planning Commission. An applicant who is aggrieved by the decision of the Planning  
8 Commission may appeal such decision to the City Council by filing a written request for appeal with  
9 the City Clerk within fifteen calendar days after the date of the Planning Commission's decision.

10 (G) Open Space and Landscape Area Requirements

11 The Development Standards and Design Guidelines shall identify a minimum percentage of the gross  
12 property area in the T-D District to be allocated for open space, recreational facilities, multi-purpose  
13 trails, pedestrian and bikeway facilities, other common community facilities, and landscaped areas in  
14 public rights-of-way. Any private recreation facility which serves more than one individual lot may  
15 be counted towards the minimum requirement. Specific open space and landscaped area development  
16 standards shall be set forth in the Development Standards and Design Guidelines.

17 (H) Street and Subdivision Design Requirements

18 All development shall conform to the standard street and subdivision design requirements set forth  
19 in LVMC Title 18, except as otherwise provided for specifically in the approved Development  
20 Standards and Design Guidelines.

21 (I) Nonapplicability of Other Provisions – Analogous Applications

22 (1) The Development Standards and Design Guidelines may contain provisions for the  
23 processing and review of Minor Exceptions, Deviations, Plot Plan Reviews, Development Plan  
24 Modifications and other land use control procedures. If such procedures are so provided in approved  
25 Development Standards and Design Guidelines, those procedures supersede the corresponding  
26 procedures set forth in this Title.

27 (2) With regard to any issue of land use regulation that may arise in connection with the  
28 T-D District and that is not addressed or provided for specifically in this Section or in the approved

1 Development Standards and Design Guidelines, the Director may apply by analogy the general  
2 definitions, principles and procedures set forth in this Title, taking into consideration the intent of the  
3 approved Development Standards and Design Guidelines.

4 SECTION 4: For purposes of Section 2.100(3) of the City Charter, LVMC 19.02.010  
5 and 19.02.040 are deemed to be subchapters rather than sections.

6 SECTION 5: If any section, subsection, subdivision, paragraph, sentence, clause or  
7 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or  
8 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or  
9 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the  
10 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,  
11 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,  
12 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,  
13 invalid or ineffective.

14 SECTION 6: All ordinances or parts of ordinances or sections, subsections, phrases,  
15 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,  
16 1983 Edition, in conflict herewith are hereby repealed.

17 PASSED, ADOPTED and APPROVED this 18<sup>TH</sup> day of JANUARY, 2006.

18 APPROVED:

19 By   
20 OSCAR B. GOODMAN, Mayor

21 ATTEST:

22   
23 BARBARA JO RONEMUS, City Clerk

24 APPROVED AS TO FORM:

25 Val Steed 1-9-06  
26 Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council  
2 on the 21<sup>st</sup> day of December, 2005, and referred to a committee for recommendation;  
3 thereafter the committee reported favorably on said ordinance on the 18<sup>th</sup> day of January,  
4 2006, which was a regular meeting of said Council; that at said regular meeting, the  
5 proposed ordinance was read by title to the City Council as amended and adopted by the  
6 following vote:

7 VOTING "AYE": Mayor Goodman  
8 Councilmembers: Reese, Brown, Weekly, Wolfson, Tarkanian and  
9 Ross

10 VOTING "NAY": None

11 EXCUSED: None

12 ABSTAINED: None

13 APPROVED:

14   
15 OSCAR B. GOODMAN, Mayor

16 ATTEST:

17   
18 BARBARA JO RONEMUS, City Clerk

**BILL NO. 2005-69**

**ORDINANCE NO. \_\_\_\_\_**

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Proposed by: M. Margo Wheeler, Director of Planning and Development

Summary: Establishes the "Traditional Development" Zoning District.

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AS FOLLOWS:

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28 resources of the City.

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19.06.160 T-D TRADITIONAL DEVELOPMENT DISTRICT

(A) Intent and Objectives

(1) Purpose. The Traditional Development (T-D) District is established to permit and encourage the development of comprehensively planned mixed-use communities, with a minimum of eighty contiguous acres of land under one ownership or control, which can generally exist as a self-contained community. The rezoning of the property to the T-D District is appropriate only if the Development Standards and Design Guidelines document that is proposed for such property will accomplish the objectives set forth in Paragraph (2) below.

(2) Minimum Qualifications. In order for property to qualify for T-D District zoning, the master developer must demonstrate the potential for achievement of the following specific objectives throughout the planning, design and development stages:

(a) Providing for an orderly arrangement of land uses with respect to each other, to the entire area within the proposed district, and to all adjacent land;

(b) Providing for a balanced mix of housing types, commercial uses and civic amenities to provide a self-contained community for families of a wide variety of ages, compositions, and levels of income;

(c) Providing for a hierarchical transportation system of interconnected streets, with facilities for transit, pedestrians, bicycles, recreational paths and vehicles;

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1 community facilities;

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6 Plans and documentation which must accompany a rezoning application are as follows:

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26 the City Council, in accordance with the provisions of Section 19.18.040. The approval of a T-D  
27 District by the City Council shall be accomplished directly by ordinance and shall include the approval  
28 and adoption of a Development Standards and Design Guidelines document. An approved

1 Development Standards and Design Guidelines document shall be a matter of record and shall be  
2 made available in the Department.

3 (2) Adherence to Development Standards and Design Guidelines. The developer may  
4 develop property in the T-D District in accordance with, but only in accordance with, the approved  
5 Development Standards and Design Guidelines and any approved modifications thereof or deviations  
6 therefrom. No modification or deviation shall be effective unless it is approved in accordance with  
7 this Section and the procedures set forth in the Development Standards and Design Guidelines. The  
8 Director may request modification of a program in accordance with the modification procedures set  
9 forth in the program.

10 (3) Modification/Deviation Procedures. The Development Standards and Design  
11 Guidelines shall contain procedures to provide for modification of and deviation from the program  
12 pursuant to review by the Director, the Planning Commission or the City Council, or any combination  
13 thereof, and such procedures shall be exclusive of any other procedure, other than the procedures for  
14 notification of public hearings, that is provided in this Title for the approval of any Rezoning,  
15 Variance or Special Use Permit. With respect to any modification or deviation that requires approval  
16 by the Planning Commission or City Council, or both, the modification or deviation may be approved  
17 only upon a finding by the Planning Commission or City Council, as the case may be, that:

18 (a) The requested modification or deviation, if approved, will not substantially  
19 affect the rights of property owners or residents within the T-D District to maintain and enforce any  
20 covenants, conditions and restrictions that have been approved by the City, or any other rights they  
21 might have in the Development Standards and Design Guidelines; and

22 (b) The requested modification or deviation, if approved, will be consistent with  
23 the planning objectives and goals of the approved Development Standards and Design Guidelines.

24 (4) Department Conformance Review. Each Development Plan that is submitted in  
25 connection with the implementation of the Development Standards and Design Guidelines shall be  
26 reviewed for conformance therewith by the Director. The Director may require modifications that  
27 bring the Development Plan or site plan into conformance with applicable standards of health, safety  
28 and welfare, and may recommend design adjustments to better fulfill the intent of the Development

Standards and Design Guidelines approval and the purposes of the T-D District.

(5) Appeal of Director's Decision. An applicant who is aggrieved by the decision of the Director with respect to a proposed Development Plan or site plan may request a review of such decision by the Planning Commission. An applicant who is aggrieved by the decision of the Planning Commission may appeal such decision to the City Council by filing a written request for appeal with the City Clerk within fifteen calendar days after the date of the Planning Commission's decision.

(G) Open Space and Landscape Area Requirements

The Development Standards and Design Guidelines shall identify a minimum percentage of the gross property area in the T-D District to be allocated for open space, recreational facilities, multi-purpose trails, pedestrian and bikeway facilities, other common community facilities, and landscaped areas in public rights-of-way. Any private recreation facility which serves more than one individual lot may be counted towards the minimum requirement. Specific open space and landscaped area development standards shall be set forth in the Development Standards and Design Guidelines.

(H) Street and Subdivision Design Requirements

All development shall conform to the standard street and subdivision design requirements set forth in LVMC Title 18, except as otherwise provided for specifically in the approved Development Standards and Design Guidelines.

(I) Nonapplicability of Other Provisions – Analogous Applications

(1) The Development Standards and Design Guidelines may contain provisions for the processing and review of Minor Exceptions, Deviations, Plot Plan Reviews, Development Plan Modifications and other land use control procedures. If such procedures are so provided in approved Development Standards and Design Guidelines, those procedures supersede the corresponding procedures set forth in this Title.

(2) With regard to any issue of land use regulation that may arise in connection with the T-D District and that is not addressed or provided for specifically in this Section or in the approved Development Standards and Design Guidelines, the Director may apply by analogy the general definitions, principles and procedures set forth in this Title, taking into consideration the intent of the approved Development Standards and Design Guidelines.

SECTION 4: For purposes of Section 2.100(3) of the City Charter, LVMC 19.02.010 and 19.02.040 are deemed to be subchapters rather than sections.

SECTION 5: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 6: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

APPROVED:

By OSCAR B. GOODMAN, Mayor

ATTEST:

BARBARA JO RONEMUS, City Clerk

APPROVED AS TO FORM:

Val Steed 12-13-05  
Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the  
2 \_\_\_\_ day of \_\_\_\_, 2005, and referred to the following committee composed of  
3 \_\_\_\_ and \_\_\_\_ for recommendation;  
4 thereafter the said committee reported favorably on said ordinance on the \_\_\_\_ day of  
5 \_\_\_\_, 2006, which was a \_\_\_\_ meeting of said Council; that at said  
6 \_\_\_\_ meeting, the proposed ordinance was read by title to the City Council  
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": \_\_\_\_\_

9 VOTING "NAY": \_\_\_\_\_

10 ABSENT: \_\_\_\_\_

11

APPROVED:

12

13

By \_\_\_\_\_  
OSCAR B. GOODMAN, Mayor

14

ATTEST:

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16 BARBARA JO RONEMUS, City Clerk

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RECEIVED  
CITY CLERK

2006 JAN 11 A 10:38

AFFP DISTRICT COURT  
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK  
4434041

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 01/06/2006 to 01/06/2006, on the following days: JAN. 6, 2006

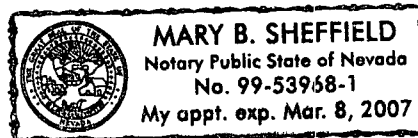
Signed: Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE 6

day of January 2006

Mary B. Sheffield

Notary Public



FIRST AMENDMENT  
BILL NO. 2005-69

AN ORDINANCE TO ESTABLISH THE "TRADITIONAL DEVELOPMENT" ZONING DISTRICT, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: M. Margo Wheeler, Director of Planning and Development  
Summary: Establishes the "Traditional Development" Zoning District.

At the City Council meeting of DECEMBER 21, 2005 BILL NO. 2005-69 WAS READ BY TITLE AND REFERRED TO A RECOMMENDING COMMITTEE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.

PUB: January 6, 2006  
LV Review-Journal

RECEIVED  
CITY CLERK

2006 JAN 26 A 10:24

AFFP DISTRICT COURT  
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK  
4459791

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 01/21/2006 to 01/21/2006, on the following days: JAN. 21, 2006

FIRST AMENDMENT  
BILL NO. 2005-69  
Ordinance No. 5811

AN ORDINANCE TO ESTABLISH THE "TRADITIONAL DEVELOPMENT" ZONING DISTRICT, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: M. Margo Wheeler, Director of Planning and Development  
Summary: Establishes the "Traditional Development" Zoning District.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 21st day of December 2005 and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 18th day of January 2006, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": Mayor Goodman and Councilmembers Reese, Brown, Weekly, Wolfson, Tarkanian, and Ross  
VOTING "NAY": NONE  
EXCUSED: NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.

PUB: January 21, 2006  
LV Review-Journal

Signed: \_\_\_\_\_

*Donna Stark*

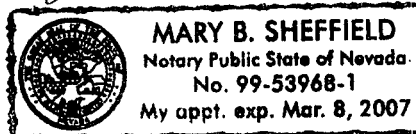
SUBSCRIBED AND SWORN BEFORE ME THIS THE \_\_\_\_\_

*24*

day of \_\_\_\_\_ 2006

*January*  
*Mary B. Sheffield*

Notary Public





BILL NO. 2005-68

ORDINANCE NO. 5810

AN ORDINANCE TO AMEND THE LAND USE ELEMENT OF THE LAS VEGAS 2020 MASTER PLAN, AS WELL AS THE CENTENNIAL HILLS SECTOR PLAN, TO INCLUDE THE "TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)" LAND USE CATEGORY, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: M. Margo Wheeler, Director of Planning and Development

Summary: Amends the Land Use Element of the Las Vegas 2020 Master Plan, as well as the Centennial Hills Sector Plan, to include the "Traditional Neighborhood Development (TND)" land use category.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN  
AS FOLLOWS:

SECTION 1: The Land Use Element of the Las Vegas 2020 Master Plan, as adopted by Ordinance No. 5787, is hereby amended by adding to the subdivision entitled "Description of Master Plan Land Use Categories" the following provisions:

**TND (Traditional Neighborhood Development)** – The Traditional Neighborhood Development (TND) category is a mixed-use development type that allows for a balanced mix of housing, commercial, and civic uses. Development within the TND category shall be organized as a series of pedestrian-oriented neighborhoods with a mixture of housing types, with the needs of daily living to be located within proximity of dwellings. Vehicular systems shall be organized as a hierarchy of interconnected streets, and shall demonstrate an appropriate relationship between street hierarchy, building type, and use. Streets shall incorporate facilities for pedestrians, bicycles, transit, and vehicles, with an emphasis on pedestrian movement and the provision of protected sidewalks. Existing natural features are to be retained and incorporated, where feasible, as organizational and recreational elements of the community.

The TND category differs from the PCD category as follows:

- The TND category features pedestrian-oriented neighborhoods with a mixture of housing types;
- The TND category primarily utilizes an interconnected network of streets that de-emphasizes gated private streets and cul-de-sacs; and

- 1     ●     The TND category primarily emphasizes a strong relationship between buildings and streets,  
2           and de-emphasizes perimeter walls along the roadways.

3           SECTION 2: The Centennial Hills Sector Plan, as adopted by the City and  
4 subsequently amended from time to time, is hereby amended by adding to the list of “Land Use  
5 Category Definitions,” appearing in Section 2.5 thereof, the following provisions:

6     **Traditional Neighborhood Development (TND)**

7     The Traditional Neighborhood Development (TND) category is a mixed-use development type that  
8 allows for a balanced mix of housing, commercial, and civic uses. Development within the TND  
9 category shall be organized as a series of pedestrian-oriented neighborhoods with a mixture of housing  
10 types, with the needs of daily living to be located within proximity of dwellings. Vehicular systems  
11 shall be organized as a hierarchy of interconnected streets, and shall demonstrate an appropriate  
12 relationship between street hierarchy, building type, and use. Streets shall incorporate facilities for  
13 pedestrians, bicycles, transit, and vehicles, with an emphasis on pedestrian movement and the  
14 provision of protected sidewalks. Existing natural features are to be retained and incorporated, where  
15 feasible, as organizational and recreational elements of the community.

16     The TND category differs from the PCD category as follows:

- 17     ●     The TND category features pedestrian-oriented neighborhoods with a mixture of housing  
18           types;  
19     ●     The TND category primarily utilizes an interconnected network of streets that de-emphasizes  
20           gated private streets and cul-de-sacs; and  
21     ●     The TND category primarily emphasizes a strong relationship between buildings and streets,  
22           and de-emphasizes perimeter walls along the roadways.

23           SECTION 3: The Planning and Development Department is authorized and directed  
24 to incorporate the amendments made by this Ordinance into the plan documents so amended.

25           SECTION 4: If any section, subsection, subdivision, paragraph, sentence, clause or  
26 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or  
27 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or  
28 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the

1 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,  
2 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,  
3 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,  
4 invalid or ineffective.

5 SECTION 5: All ordinances or parts of ordinances or sections, subsections, phrases,  
6 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,  
7 1983 Edition, in conflict herewith are hereby repealed.

8 PASSED, ADOPTED and APPROVED this 18<sup>TH</sup> day of JANUARY, 2006.

9 APPROVED:

10  
11 By   
12 OSCAR B. GOODMAN, Mayor

13 ATTEST:

14   
15 BARBARA JO RONEMUS, City Clerk

16 APPROVED AS TO FORM:

17  12-13-05  
18 Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council  
2 on the 21<sup>st</sup> day of December, 2005, and referred to a committee for recommendation;  
3 thereafter the committee reported favorably on said ordinance on the 18<sup>th</sup> day of January,  
4 2006, which was a regular meeting of said Council; that at said regular meeting, the  
5 proposed ordinance was read by title to the City Council as amended and adopted by the  
6 following vote:

7 VOTING "AYE": Mayor Goodman  
8 Councilmembers: Reese, Brown, Weekly, Wolfson, Tarkanian and  
9 Ross

10 VOTING "NAY": None

11 EXCUSED: None

12 ABSTAINED: None

13 APPROVED:

14   
15 OSCAR B. GOODMAN, Mayor

16 ATTEST:

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18 BARBARA JO RONEMUS, City Clerk  
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CITY CLERK

2006 JAN 11 A 10:40

AFFP DISTRICT COURT  
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

Donna Stark, being 1st duly sworn, deposes and says:

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LV CITY CLERK  
4433957

2296311LV

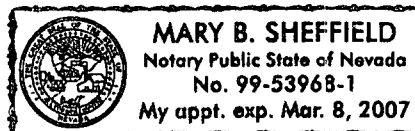
was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 01/06/2006 to 01/06/2006, on the following days: JAN. 6, 2006

Signed: Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE 6

day of January 2006

Mary B. Sheffield  
Notary Public



BILL NO: 2005-68

AN ORDINANCE TO AMEND THE LAND USE ELEMENT OF THE LAS VEGAS 2020 MASTER PLAN, AS WELL AS THE CENTENNIAL HILLS SECTOR PLAN, TO INCLUDE THE "TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)" LAND USE CATEGORY, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: M. Margo Wheeler, Director of Planning and Development  
Summary: Amends the Land Use Element of the Las Vegas 2020 Master Plan, as well as the Centennial Hills Sector Plan, to include the "Traditional Neighborhood Development (TND)" land use category.

At the City Council meeting of DECEMBER 21, 2005 BILL NO. 2005-68 WAS READ BY TITLE AND REFERRED TO A RECOMMENDING COMMITTEE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.

RECEIVED  
CITY CLERK

2006 JAN 26 A 10: 24

AFFP DISTRICT COURT  
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK)

SS:

Donna Stark, being 1st duly sworn, deposes and says:

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4459968

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 01/21/2006 to 01/21/2006, on the following days: JAN. 21, 2006

Signed: \_\_\_\_\_

*Donna Stark*

SUBSCRIBED AND SWORN BEFORE ME THIS THE \_\_\_\_\_

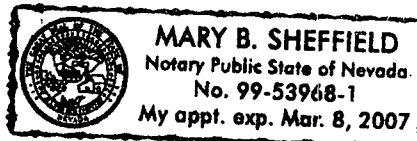
*24*

day of \_\_\_\_\_ 2006

*January*

*Mary B. Sheffield*

Notary Public



BILL NO. 2005-68  
Ordinance No. 5810

AN ORDINANCE TO AMEND THE LAND USE ELEMENT OF THE LAS VEGAS 2020 MASTER PLAN, AS WELL AS THE CENTENNIAL HILLS SECTOR PLAN, TO INCLUDE THE "TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)" LAND USE CATEGORY, AND TO PROVIDE FOR OTHER RELATED MATTERS.

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VOTING "AYE": Mayor Goodman and Councilmembers Reese, Brown, Weekly, Wolfson, Tarkanian, and Ross  
VOTING "NAY": NONE  
EXCUSED: NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.

PUB: January 21, 2006  
LV Review-Journal